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Very Attractive Suites of 2 Rooms, Kitchenette @ Bath 8-4-5-6 Rooms, Foyer @ 2 Baths

At Very Moderate Rentals The location is most ideal and within 2 minutes' walk from 6th and 9th Ave. "L," Lexington and Jerome Ave. Subway; at Kingsbridge Road Station. RENTING AGENT ON PREMISES

PARTMENTS FOR SALE OR TO LET

APARTMENTS FOR SALE OR TO LET

It will pay every family who is looking for the right place to live in New York City to visit

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Now Ready for Immediate Occupancy 5. 6 and 7 Rooms -2 to 3 Baths

Larger suites arranged to suit your requirements Golf, Tennis, Children's Playgrounds, Gardens, Bro. Curnership Plan-Liberal Terms Social and Buildon Reference Required The Queensboro Corporation Menhatten 50 East 42d St.

Take Subway to Grand Central transfer to Queensboro Subway (Corona Line) to 25th St. (Jackson Heights) Station—(Office Opposite Station)

By Motor-59th via Queensboro Bridge, Jackson Ave. to 25th St. Garden Apartments open for Inspection until 8 P. M.

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3 Rooms, bath, \$58 to \$60

All housekeeping apartments

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Queens Boulevard & Bragaw Street, Long Island City.

High Class 3, 4 and 5 Room Apart's.

READY ABOUT NOVEMBER 15TH Modern conveniences; tennis court, children's playground.

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Another unit in the new Queens Boulevard residential district.

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A few desirable

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Lakeside Farm Ideal for Boys' or Girls' Summer Camp

Boys' or Girls' Summer Camp

45-Acre farm situated among New Hampshire hills and bordering a three-mile lake
with as fine a sandy beach as the finest
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rooms, shed, garage, stable 35x40, barn
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Convenient New York City; income from dairy \$5,000; 5 neres apples, pears, plums, herries, peaches; 130 acres machineworked fields, good pasture, wood lot; fine large house, bath, furnace heat, porch; splendid outlook; 100-ft. barn, 75-ft. stable, silo, garage, windmill, etc. Aged owner retiring makes low price \$15,000 and includes 22 cows, bull, horses, full modern implements, hay, crops, etc.; part cash, Photo and details page 110 lilus. Catalog Farms in 50 States. FREE, STROUT FARM AGENCY, 150 R. H. Nassau st., New York City.

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ANY WOMAN

would fail in love with this charming little place nastled in the Westchester Hills up in back of Larchmont (13 miles to New York); a quaint old farmhouse has been emodeled and the old homestead atmosphere retained; eight lovely rooms, three baths, all modern conveniences also two-car garage with cottage for help; nearly three acres of old-fashioned gardens, lawn, flowering, shrubs, &c.; completely screened from street, yet near town Call Mrs. Murdock at Murray Hill 6120.

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HAVE CASH BUYERS For Apartment Houses, Cold Water Flats and Taxpayers

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6.400 Grape Vine Vineyard. 28 Tons
Grapes last year; picked over 1,000
barrels apples from 250 trees, also 300
apple trees; 8 years old; 300 pears, 7
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and timber, pine and oak; trout stream,
30 tons hay; nice 10-room residence, furnace heated; large barns, grand water,
no stones, all tillable, 100 acres; located
by city of Hudson; price 316,000, half
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AT ONCE or address L. HALLENDECK. AT ONCE or address L. HALLENBECK, GREENDALE-ON-HUDSON, N. Y.

A REAL BARGAIN
IN THE BEAUTIFIL RAMAPO HILLS.
WITHIN THE HOUR.
Nine rooms all improvements; very large
sun porch, two-car garage, honnery; plot
100x52 ft.; fine spring of water; abundance
of fruit; excellent shade trees and kitchen
garden; five minutes from station, stores,
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SCARSDALE—8 rooms, steam heat, garage good section; secrifice \$8,000. Boucheux Scarsdale.

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Two new houses, 30 minutes from Hudson
Terminal, n best N. J. suburb; every improvement, large plots; \$7,000-\$8,500; must
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FREE list of houses for sale and rent Write VAN WINKLE CO., Rutherford, N. J

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Between 27th and 28th streets,
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With substantial income guaranteed.
Now open for your inspection
After extensive alterations.
Submit offers to your broker or
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6-story 100x100 corner, nr. 181st st.; 5 stores; lay-out, 2's, 2's and 4's. Rents, \$46,000; easy terms. Cheapest house on Avenue.

Avenue,

\$25,000 cash buys beautiful Avenue Corner. Size 5 lots, 1/3, 2/4, 2/5, 1/6. Rents, 550,000. Will take back 10-year 2d mortgage. Act quick. SLAWSON & HOBBS, 163 West 724 st.

Queens INSPECT our \$ and 6 room cottage houses, East \$7th st., south of Dairymple av., Woodhaven, L. I. Parquet doors, steam heat, tile baths. Price, \$5,256 to \$5,850; a cw higher, Small payment down, balance menthly. Take Pulcon Street "L" to Boyd av. station; so by way of Ferry st. exit and south one block; follow DHLLON stans. J. E. Bastress & Co., 391 Fulton st., Brooklyn.

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CHANCE for builder or speculator: 16 lots; 12 minutes to Williamsburg Bridge. Ten on Grand st., 6 on Charles st., running through the block; each lot is over 150 feet in depth. City improvements. Also plot on north side of Charles st., 2031427. Reasonable, easy terms, brokers protected. Will consider exchange for Brooklyn income property. JOHNSON, Owner, 194 Broadway, Brooklyn.

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STRATFORD RD., 15-25, corner Caton Ave., at Prospect Park, 17 minutes from financial district, high class residential neighborhood, two modern apartment buildings just completed, suites of 5 and 6 large outside rooms with seven and nine closets. "Californis Bungalow Apartments"—sound proofed—perfect appointment. Decorations to suit tenant. Church Ave. Express Station B. R. T. Subway. BEAL ESTATE

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FOR SALE or to let—Flatbush, 7 rooms, bath, stucco; excellent construction; hardwood interior; owner leaving city; will sacrifice; near public school; rent or sell, small amount of cash. Phone Flatbush 4811, 358 E. 46th st., Brooklyn.



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BUY WHERE DEVELOPMENT IS RAPID. Chester Heights—New fiberoote stuces house on plot 60x112, overlooking and adjoining golf course of Balley Park Hotel and Country Club. House complete in every respect, ready for immediate occupancy, containing 6 rooms, large front sun parlor, open fireplace, tile bath with bailt in tub and pedestal lavatory, etc., hot water heat, hardwood floors and all the necessary improvements and conveniences—13.000 net. Also new 6 room clapboard house on plot 60x100 to 120; all modern improvements—and conveniences; ready for occupancy on or about Dec. 1st—\$11,000 net. Offices and property at Chester Heights station on N. Y. Westchester & Boston R. R. Phone Bronxville 1124.

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AT DOBBS FERRY-ON-HUDSON, 40 minutes from Grand Central, solid concrete house, built by owner; pre-war construction; superior plumbing, hot water heat, electricity, gas. etc.; 11 rooms. 2 baths, one lavatory, dining porch, sleeping porch, other porches; small brook, acre of ground; unsurpassed view of the Hudson; elevation 225 feet; exclusive neighborhood; seven minutes to station; must be solid at once. Owner called away on business. Shown by appointment. Price \$55,000; good terms. ALFRED E. COOKE, Dobbs Ferry, N. Y.

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Cwners' representatives always on property.

Art cottages, 6 and 7 rooms, tiled bath, porch and garage, open fireplace, hot water heat, gas; 7 minutes to R. R. stations and school. Ready for occupancy at 55 Hillerest Ave. (3 blocks further up Weaver St, from The Tribune house No. 6).

Owner, H. SCHROEDER,
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NEW ROCHELLE—Sacrifice; owner just moved West offers his home at a great sacrifice, \$14,500; 3 rooms, stucce, 2 baths, lardwood floors and trim throughout, hot water heat; garage; fine location North Ave. (3 blocks further up wearer St, from Tribune house No. 6).

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ATTRACTIVE COLONIAL cottage, 6 rooms ATTRACTIVE COLONIAL cottage, 8 rooms, bath, sun room, every modern appointment; under construction; excellent location, near school, stations and beach; wonderful value at \$15,000. DRCMMOND REALTY COBP., 83 Boston Post Road, Larchmont. Tel. 504, or Murray Hill 7323.

LARCHMONT
Overlooking the Sound
A beautiful Colonial house, 8 rooms, 2 tiled
baths, heated garage, with every modern
improvement; restricted residential section.
\$4,000 cash, balance on terms. FRED F.
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LARCHMONT—Exceptionally desirable gar-den apartment; three large rooms, bath, kitchen, private verandas; southern ex-posure; two acres grounds; city conven-iences; five minutes aldevalk station; \$100; references. Smith, 65 Palmer ave.

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COLONIAL HOUSE, 6 rooms, tiled bath with shower, sun parlor, sleeping porch, hot water heat, open fireplace; large plot; immediate possession; conveniently located. Price \$13,500; liberal terms. JAMES B. CONNOLLY, Wolf Lane. Tel Pelham 1985. Residence 1687.

PELHAM MANOR—Modern house, sale or rent, furnished or unfurnished, 7 rooms, 2 baths, sleeping porch, front porch, ga-rage; convenient to communication. 417 Wolf's Lane. Tel. Pelham 1995-W.

"HOMES OF THE BETTER CLASS" in Mount Vernon and the Pelhams. AETHUR C, BLATZ REALTY CO., count Vernon, N. Y. Phone Oakwood \$302.

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NEW 6-ROOM HOUSE, tiled bathroom, all impts., cor. plot, 50x180, on main thoroughfare; near school, stores, trolley and R. R. station; rostricted; ready November 1. MUSGROVE, 71 Hancock ave., near Jerome and McLean aves. Phone Yonkers 4278-M.

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JUST COMPLETED, 8 rooms, 2 baths, showers; built-in garage; porcies; corner plot, 129x100; six minutes from station, five minutes from school, four blocks from parkway.

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ON THE HUDSON RIVER—For sale,
stucco house, 11 rooms, 3 baths, ½ acre
plot, garage, wonderful views, 10 minutes to
Grand Central, Price \$22,000; might rent
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NEW ROCHELLE NEW BOCHELLE-English Colonial, built NEW MOUNTILLE—English Colonial, built for owner's use 5 years ago under the best of workmanship; 9 rooms, 8 baths, gas, electricity, hot water heat, all up to date improvements; near beach; plot 75x 180; SACRIFICE. Asking price \$22,000. Several other good offerings. HUDSON REALTY CO. of New Rochelle, 236 Hugue-not st. Tel. 1328, New Rochelle N. Y.

5TH AV. LOCATION.

Large room, over 500 sq. ft.; light, airy,
3 windows on street; modern building,
heart of retail district; reasonable terms,
immediate possession. Anuly Room 510 NEW ROCHELLE-Owner anxious to sel new Colonial 9-room home, 8 thied baths, shower, open fireplace, glass enclosed sun parlor and breakfast porch; billiard room; gas, electricity; white trim, hardwood floors; large plot; 2-car garage; asking \$25,000. For further information see Owner, 21 Sicard ave., New Rochelle. Phone 618. immediate possession. Apply Ros 366 5th av. Phone Fitzroy 1457. OFFICE, studio space, 23d st. and 5th av.; reception room, two trunk phones, all night elevators, large window. Will represent out-of-town corporation. \$50-\$100 monthly; Christian. Address E 332, Tribune.

Large front room with bath, large closet, 4 windows, in private family, with board; \$50 weekly: 2 minutes from Boston and Westchester Railway; Christian family; no children; also large room, suitable for one person, 2 windows; with board, \$25. Mrs. F, Odin, 21 Calhoun ave., New Rochelle. Phone N. R. 261.

NEW ROCHELLE.
Three beautiful new homes on high
ground; all conveniences and appointments.
\$20,000—\$32,000—\$40,000.
CREST HILL REALTY CO., Builders.
Webster and Lockwond Ava., New Rochelle.
Owners' representatives always on property.

A SACRIFICE. A SACHTHEE.

In New Rochelle, an attractive new Colonial home, 7 rooms, bath, glass enclosed porch; high class residential section; handy to station and school; only \$13,500. Act quickly, KIRHOFER, 22 North av., Tel. 58, New Rochelle, N. Y. Open Sundays.

REMINGTON PLACE, near Webster Ave. Two-family new brick houses, one 5. and 6 room apartments. Bath in each; all the latest improvements installed throughout. Driveway for garage. Open for inspection. Restricted section. Terms to suit. One block from Boston and Westchester Railway.

stores, 6 living rooms, bath, attic, workshop, 4-car garage, located in finest busness section; stores suitable for any business; rent reasonable; sale price \$14,000
Owner, 8. BLOOM, 315 North av., New Rochelle, N. Y. Phone New Rochelle 796. STUCCO RESIDENCE, 6 bedrocms, 2 baths, large corner plot; convenient to station, schools and sound. Price \$18,000. MRS, EDMUND W. BODINE, 470 Main st. Tel. \$48 New Rochelle, N. Y.

NEW ROCHELLE-Two beautifully furnished houses to rent; one nine rooms, three baths; one eleven rooms, two baths; garage. Rhinelander 5470. FINE 8-ROOM HOUSE, tiled bath, hot water heat, gas, electricity; garage; large plot; price \$12,750; terms. BURGER, 251 Huguenot st. Tel. 4551.

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Colonial house, 9 rooms, 2 baths, lavatory; corner plot; restricted district; %
mile Hariem station; near churches,
schools; large porch, concrete floor, large
living room, firep.ace, Freich doo.s, 4 c.
rooms second floor; full set screens; storm
sash; beautiful ground, views; 5 tons coal;
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NEW WHITE STUCCO, \$12,500
Six rooms, tiled bath, electricity, gas,
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corner plot; convenient to town and Hariem division station.

WM. E. MORRELL, INC..
Depot Square, White Piains, N. Y. Tel. \$04.

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6 rooms, tiled bath, shower, spacious
closets, fireplace, enclosed porch, steam
heat; fine location; price reasonable.
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FOR RENT, furnished, Chester Hill, five master bedrooms, 2 servants' rooms, 3 baths, large open veranda, heated sun parlor, gas grates, open fire, hot water, splendidly furnished; large grounds with garden; 2-car garage; coal in -esilar; wil rent for any period, three months up to Oct. 1 next, \$490 per month. Telephone Hillcrest 5792, 295 Primrose ave.

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MOUNT VERNON

ARTHUR MANOR—New stucco building ready for occupancy; seven rooms, bath, tile kitchen, sleeping porch, hardwood floors throughout, bot water heat; choice location; \$14,000, terms. Tel. Scarsdale 124-J.

EXCEPTIONAL OFFICES, SHOWROOMS, BEST MIDTOWN LOCATIONS, WILL CHEN'S, I W. 54TH ST. FITZROY 5989. Only Hotel in Broadalbin, Fulton County, FOR RENT-Space in millinery shop. 74

Price \$15,000. Would cost \$50,000 to dupit-cate buildings H. L. REED, AMSTERDAM, N. Y. BUSINESS PROPERTY FOR SALE LAKES AND CAMP SITES, J STERLING DRAKE, 29 Broadway, New York.

Factory Property For Sale. Long Island City. One block of ground surrounded by streets, consisting of 37,500 square feet of land, one-story concrete block building with 17,500 feet floor space; 250 horsepower boiler; one hundred horse engine. Ten minutes from Grand Central Station by subway. Pair \$175,000 for property three years ago. Must seil quick. Will take \$75,000. Ranger Bubber Company, Long Island City, Honeywell Street and Skillman Avenue. A SMALL FAMILY of refinement and education can secure title to and occupy at once thit beautiful Colonial home, with garage, located on one of the beat streets of a celebrated suburban residential section near New York City, where the desires of the neighboring families as to the personality of the buyer must and will receive first consideration on the payment of \$2,900, balance of \$10,900 on long-time first and second mortgage; the plot fronts 100 feet on the street and extends 180 feet in dopth; contains 7 rooms and bath and wide veranda; the elevation is over \$30 feet; it is only a few minutes walk to trolley station, and convenient to raliroad express station, on the best commuters grown of the with no extras, including shades soreens and beautifully landscaped grounds; there are over \$300 commuters from this section now; bathing, boating, skating, golf, tennis and country clubs are available, together with fine schools, churches and markets; it is a bargain and a wonderful place for children. Immediate, P. O. Box 378, City Hall Station, New York City.

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SEVEN ROOMS, lower apartment, two-family house, private street, Washington Heights, with Christian family. Call Bil-lings, 2119, before noon or all day Sunday, \$150.

SUITES of 1, 2 and 3 rooms with bath, with complete hotel service, within fifty minutes of Pennsylvania Station, at \$120 a month and up.
THE NASSAU HOTEL, LONG BEACH, L. I
Open All Year.

82D ST., Madison Av., eleven exceptionally large light rooms, 3 baths, magnifi-cently furnished; no brokers; telephone for apartment, 8440 Lenox.

915T ST., Broadway-Three and six rooms well furnished; elevator. 2465 Broadway APARTMENTS TO LET-UNFURNISHED

APARTMENT, 10 rooms and 5 baths, with all conveniences, including extra wash room and lavatory; located East 67th St.; for rental from November 15 next, for term two to five years, L. A. Telmage, 120 B'way. Telephone 5680 Rector. CHOICE, 5 rooms and bath, all large, out-side rooms, modern conveniences, \$75-\$35; references; lease; inspection daily and

FORT WASHINGTON AVE., 452 — 5-8-7 rooms, elevator spartment; day and night service. Apply supt. or John J. Meenan, 1988 Broadway. Lane, N. Y. C. Phone John 0475.

TO THE MAN who will pay \$2,000 immediately I offer my unusually artistic home with garage at less than two-thirds actual value; pay the balance of \$2,000 about as you like, provided I get two thousand at once. The house is everything everyone expects in a new house but seldom gets. It is new, artistic and spacious with everything modern and convenient. You won't have to spend a cent on it. Grounds are well shaded, and on plot 100x150 feet, in the finest, healthlest purely residential section near New York City, with ideal express commutation. You want a home at a right price, I want cash now. Telephone Brooks, Cortlandt 1521.

FORT WASHINGTON AVE., 25 — Seven rooms, elsvator apartment; day at 1 night service. Apply supt. or John J. Meenan, Inc., 1986 Broadway. NEW STUDIO APARTMENTS

6 fine, new studio apartments, 8-6 rooms, kitchenette, bath, \$60-\$90. ttest decorations and modern facilities. Lease only on satisfactory reference. Sunday inspection. YONKERS REALTY EXCHANGE 9 South Broadway. Phone Yonkers 5200.

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IN SAME BUILDING.
Single or suites on office floors.
From \$35 up.
rooms and bath to 7 rooms and 2 baths
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THE NEVADA,
2,025 Broadway, 65th to 70th Sts.
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IN SAME BUILDING.
Single or suites on office floors.
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THE OSEORNE,
205 West 57th St., Corner 7th Ave,
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TO CLOSE AN ESTATE—Apartment t rent at 515 Madison av., 7 rooms, baths and 3 maids rooms and bath. Im mediate occupancy. Price on application Address Harison & Howitt, Attorneys, 4 Cedar st. 57th st., 104 HAST-2 rooms, bath, dressing room.

Two very large rooms, with bath. Eight

\$16,500-TAPESTRY BRICK and shingle, new Colonial, on mountain top; extensive view; \$ rooms, 2 baths, solarium; large plot with shrubbery. \$TANTON COMPANY, Hinck Bidg. Tel. Montclair 6235.

NUTLEY

13-ROOM house, every impt.: 3-car 2-story garage, 50x110; best location, won-derful for some one looking for a real home; price \$18,000 to close estate. Call J. MUL-VIHILL, Mgr., 380-382 Clinton av. Tel. Wav. \$285. Open evenings.

NUTLEY, N. J.—Modern 8-room house for sale or rent; all condition, located in prettiest suburb of New York. Pennsyl-vania 1620, or Nutley 1263-J.

NEW, well built 2-family; 12 large rooms, all impts.) 2-car garage; room for erooms in attle; near trolley car and rail-road station; price \$13,000. SAMUEL FEDERICO, 14 Franklin av., Nutley. Phone 1196-W.

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# TO sublet in Madison Square district, office suite of four rooms at low rental. Phone Gramercy 7100, or address C. B. Wilson, 315 Fourth Avenue. MONTCLAIR

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\$15,000: MODERN RESIDENCE, choice location; center hall, living room, dining room, kitchen; 6 bedrooms, 3 baths.
\$21,000: Modern residence, 11 rooms, 4 baths, sleeping porch; 2 car heated garage.
MUST BE SOLD at once.
\$40,000: Brick Colonial residence; living room, library, dining room, sun parlor, tiled kitchen; 7 bedrooms, sleeping porch, 3 baths; 2 car heated garage.

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